

Section III Asset Management

Chapter 11 Presidentially Declared Disaster Guidance

11.1 Introduction

This chapter addresses details of how the Office of Residential Care Facilities (ORCF) responds to natural or man-made disasters impacting projects insured under the Section 232 Program. As most Section 232 projects are licensed by a state agency, ORCF's first point of contact will be the state agency and/or its disaster operations center. As state requirements regarding the relocation of residents vary, HUD will attempt to align efforts with local agencies to ensure there is not a duplicate reporting effort to state and federal agencies.

11.2 Presidential Declared Disasters

A Presidential Declared Disaster (PDD) is defined as a “major disaster or emergency declared under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended (42 U.S.C. 5121 et seq.). FEMA recommends that the President declare a major disaster or emergency and coordinates all relief efforts.” In the event of a disaster, not all HUD-related projects in a PDD area may be impacted, but all potentially affected projects will be monitored. Projects that require special disaster assistance due to a PDD will receive support from HUD in addition to the normal servicing of the portfolio.

When a disaster reaches the level of becoming a PDD, ORCF works immediately to coordinate with the appropriate authorities in each state included in the PDD. ORCF staff provide requested support and information to state agencies, as directed, and in situations where those agencies may not be able to reach projects impacted by the PDD that are involved in the Section 232 program, ORCF will reach out to the projects. In instances where other federal agencies have been activated due to a disaster, ORCF will cooperate as directed in a coordinated federal response.

If it is necessary to have direct contact with the projects, in the time of a PDD, ORCF works to minimize its impact the project, and will only seek to ensure they are safe and secure from the disaster, inquire about any needs they may have that ORCF can assist with or find additional

information about, and whether they may be able to assist other affected healthcare projects within the surrounding area.

11.3

Other Disasters

There are times when a local disaster may occur, yet not be designated as a PDD. ORCF may be made aware of these disasters through notification directly by an impacted Section 232 project, through news or social media, or other means. In these instances, ORCF will react and initiate activities to quickly determine the geographic area covered by the disaster, and will identify all Section 232 projects within that area.

Once the PDD is declared, ORCF staff will then reach out to all Section 232 projects in the disaster area. This outreach will include ascertaining project damages, their operating status, and ensuring that staff and residents are safe and secure from the disaster.

ORCF will track and report all information gathered during this process, and provide requested information to the appropriate HUD divisions, as well as any state agencies that may be involved. The Office will work diligently to coordinate efforts with other Federal (HHS/CMS) and state licensing agencies that regularly survey and inspect these projects and approve evacuation and relocation plans for the residents.